

## **Before a hurricane threatens, insurance industry representatives suggest you:**

- Read your policy to see exactly what coverage you have. If you don't understand, get your agent to explain it.
  - Find out whether you have "guaranteed replacement cost" insurance - what it would really cost to replace your home and contents at current value. Or do you have "actual cash value" - depreciated cost? Does your policy have an automatic "inflation guard" to keep up with costs?
  - Be aware that your homeowner's policy does not cover flood damage. You must have separate flood insurance through the National Flood Insurance Program.
  - Know your insurance carrier and make sure you have phone numbers for the company. Keep your policy in a safe place; if you evacuate, take the policy with you.
  - If you rent, be aware that your landlord's insurance does not cover your possessions. You need your own renters insurance.
  - There's a 30-day waiting period on flood insurance from the time you apply to the day it's effective. If you wait until the hurricane warnings go up, it's too late.
- Likewise, when a hurricane watch or warning is announced, agents lose their "binding authority" - their authority to enact insurance policies - until the watch or warning is canceled.

## **Hurricane insurance basics:**

- Homeowner, mobile homeowners and renters insurance usually covers the following: wind damage; rain damage that is a result of rain entering through a wind-damaged area; theft; vandalism and fire. If these damages occur, the insurance pays for: emergency repairs to prevent further damage; additional living expenses; debris removal; actual cash value or replacement value of the damaged property, depending on the policy.
- Flood insurance is sold separately, but usually in conjunction with homeowners, mobile homeowners and renters insurance. It covers damage by these types of water: waves; tidal action; overflowing rivers, creeks or lakes; and groundwater runoff. Also covered by flood insurance are repair or replacement of damaged or destroyed buildings; compensation for damaged or destroyed personal property at its actual cash value; and debris removal. The comprehensive section of an auto insurance policy usually covers cars damaged by hurricanes.

Source: Florida Insurance News Service

## ONLINE APARTMENT GUIDE

### Miami-Dade County Area Apartment Insurance

[http://www.onlineapartmentguide.com/renters\\_insurance\\_florida/miami\\_dade\\_county\\_florida.asp](http://www.onlineapartmentguide.com/renters_insurance_florida/miami_dade_county_florida.asp)

Miami-Dade County Area apartment insurance isn't expensive. A renter's insurance policy with a \$250 deductible typically costs about \$250 a year for \$30,000 worth of contents coverage and \$300,000 in personal-liability coverage - which protects you in case you're sued for an injury that occurs in your home. As soon as you obtain Miami-Dade County Area apartment insurance, document your belongings. Make a videotape of everything you own or photos of everything you would want replaced. If you can't do that, write a detailed list of your things. If you lose your belongings in a fire it will be nearly impossible to remember everything you had. A record of your things will be invaluable in settling claims with the renters insurance company.

With Miami-Dade County Area apartment insurance, you can replace what's damaged or stolen. Renters insurance covers your possessions against losses from fire or smoke, lightning, vandalism, theft, explosion, windstorm, and water damage from plumbing. Renters insurance also covers your responsibility to other people injured at your home or elsewhere by you, a family member or your pet, and pays legal defense costs if you are taken to court.

Do not shop for Miami-Dade County Area apartment insurance by price alone. You want a company that answers your questions and handles claims fairly and efficiently. Ask friends and relatives for their recommendations for a solid company offering renters insurance. Contact your state insurance department to find out whether they make available consumer complaint ratios by company. Most of you probably haven't even thought about getting Miami-Dade County Area apartment insurance to cover your personal property such as your clothes, furniture, tv, etc. You can protect your belongings by purchasing renters insurance, which is similar to homeowners insurance for those who rent. Why don't more renters carry Miami-Dade County Area apartment insurance against possible financial losses? Apartment owners and managers and insurance industry executives said most renters believe -- erroneously so -- that they don't need renter's insurance because the property owner is required to take care of any losses they may suffer.

When shopping for renters insurance, it pays to shop around. Prices vary from company to company. Through our partner, Insurance Finder, you will get competitive price quotes. To get Miami-Dade County Area apartment insurance, you can call companies directly or access information on the Internet. Your state insurance department may also provide comparisons of prices charged by major insurers.

# South Florida Insurance Center

[http://www.southfloridainsurancecenter.com/04\\_condo-renters\\_coverages.htm](http://www.southfloridainsurancecenter.com/04_condo-renters_coverages.htm)

You can count on us. We have the knowledge and we have the experience. Our customers' count on our outstanding financial strength and superior claims service to help protect what they value.

## Florida Condo and Renters Insurance Coverages

### Personal Property Protection

*Provides protection against covered loss to movable property like a stereo, bicycle, furniture or clothing. Most homeowners' policies set aside special coverage limits for certain items or categories of property like jewelry, money and securities. You can increase the coverage limits for these and other possessions by selecting optional coverage with an endorsement or amendment to your base policy.*

### Family Liability Protection

*Provides protection for insured persons who become legally obligated to pay for covered accidental bodily injury or property damage to others. This protection does not cover auto liability claims.*

### Guest Medical Coverage

*Provides protection for your guests, who are accidentally injured on your property as a result of a covered loss. This protection pays for the reasonable and necessary medical expenses they incur, regardless of who was at fault.*

### Additional Living Expenses Coverage

*We'll pay the reasonable increase in living expenses necessary to maintain your normal standard of living when a direct physical loss we cover makes your residence premises uninhabitable for up to the amount of time specified in the policy. This may include payments for the additional costs of a place to stay, food and other increased living expenses.*

### Replacement Cost Coverage

*In the event of a covered loss, you may be reimbursed for the cost you incur to replace many of your damaged contents with similar property, brand new. The total amount you'd be reimbursed is subject to the terms and conditions of your particular policy, including applicable deductible and coverage limits.*

### Broward County, Florida

*Life in Broward is lively. With the busy pace juggling work and family it's sometimes hard to find time to handle the routine chores like buying insurance. At South Florida Insurance Center we try to adapt to your busy schedule. Most things we do can be handled by phone or fax. If a visit is necessary and we are inconvenient to your home or office, we can come to you.*